GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LOANS AND ADVANCES -Advance to Government servants for House Building purposes - Advance of Rs.12,30,000/- to Sri E.Madhu Babu, Assistant Section Officer, Housing Department towards House Building Advance (site-cum-Construction) of House - Sanctioned - Orders - Issued.

HOUGISNG (OP.A1) DEPARTMENT

G.O.Ms.No.04 **Dated:17.08.2022.**

Read the following:-

1. G.O.Ms.No.130, Finance (HR.VI-A&L-TA) Department, dt: 01.07.2016.
2. G.O.Rt.No.3106, Finance (HR.5 - TFR - A&L - EWF) Department, dated: 07.05.2022
3. Application received from Sri E.Madhu Babu, Assistant Section Officer, Housing Department, dated:12.08.2022.

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ORDER:

Under Article 233-A of the A.P. Financial Code volume - 1 and the rules governing grant of loans to Government Servants for House Building purposes Government hereby sanctioned an amount of Rs.12,30,000/- (Rupees Twelve Lakhs and Thirty Thousand only) to Sri E.Madhu Babu, Assistant Section Officer, Housing Department for house building purpose at Survey No.45-1, 200 Sq.Yards situated at Palakonda (Tumarada), Parvathipuram Manyam District.

2 The disbursement of advance shall be made in three installments subject to the following conditions:-

(i) the first installment amount of Rs 4,10,000/-(Rupees Four lakhs and Ten Thousands only) of the sanctioned para-1 above shall be paid for purchase of site on executing an agreement and Surety Bonds in the prescribed forms for the repayment of the advance as required under the Rules before drawal of the amount.

(ii) The second installment of Rs 4,10,000/-(Rupees Four lakhs and Ten Thousands only) of the advance sanctioned shall be paid on his mortgaging the site purchased by him in favour of the Government and on furnishing of an approved House plan and estimates.

(iii) The third and final installment of Rs 4,10,000/-(Rupees Four lakhs and Ten Thousands only) of the sanctioned advance shall be paid after the construction of the building has reached the roof level and on production of necessary certificate from the competent authority not lower in rank than the Deputy Executive Engineer (R&B) Department to the effect that the development of the area in which the house built, is provided with the facilities such as water supply, lighting, roads, drainage and sewerage etc.

3. The land must be purchased the sale deed thereof to be produced and the site mortgaged to Government in Housing Department within 2 months from the date of drawal of 1st installment, failing which, the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.

4. The grant of advance to the above individual for construction of the house is subject to the following conditions:

i. The construction of the house should be carried out in accordance with the approved plan and specifications on the basis of which the amount of advance for construction of house has been sanctioned. The Plan

specifications must not be deviated. The construction of house shall be completed within 18 months of the date on which the first instalment is paid. Failure to do so, the loanee shall refund the entire amount of advance together with interest thereon as per rules and orders. The date of completion must be reported to the Government without any delay.

ii. Immediately on completion of the construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, flood, cyclone or lightning and renew the insurance from time to time till the loanee completely repay the loan amount with interest.

iii. The house must be maintained in good condition with his own cost and he shall continue to pay all Municipal and Local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.

iv. The grantee has furnished her consent statement for the recovery of the entire advance of Rs 12,30,000/- and interest thereon before his/her date of retirement.

5. The advance sanctioned in para (1) above to the individual shall be recovered in (240) monthly instalments i.e., (200) principal and Interest in (40) Installments. The recovery shall be made at the rate of Rs.6150/- (Rupees Six Thousands One Hundred and Fifty Only) per mensem. After the principal amount is completely recovered, interest at the rate of 5.50% per annum (simple interest) will be charged and will be recovered in 40 monthly instalments.

6. The recovery shall commence from the 18th month of the date of drawal of the first instalment or from the month following the completion of the house, whichever is earlier.

7. Any amount drawn in excess of the expenditure incurred shall be refunded forthwith, with interest, if any, due thereon.

8. The insurance policy should be forwarded together with a letter addressed to the insurance company, that the Government are interested in the policy secured.

9. It will be open to the grantee to repay the amount in shorter period, if he so desires. The balance of the advance with the interest remaining unpaid on the date of retirement or death preceding retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to her.

10. The advance sanctioned in para 1 above shall carry simple interest at 5.50% per annum from the actual date of drawal of the advance. The rate of interest has been fixed provisionally and is subject to revision from time to time. Interest shall be recovered from the grantee in (40) monthly instalments. Recovery of interest shall commence from the month following the month in which the last instalment of loan amount is recovered. Penal interest at one and a half time the normal rate of interest mentioned above shall be collected from the grantee in case he fails to fulfill any of the conditions laid down in rule.

11. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time there after and recover the balance advance together with interest and cost of recovery by the sale of the house or in such other manner as may be permissible under the law. The recovery of advance shall be effected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement / Superannuation or if he dies before the

repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him. The property mortgaged to the Government shall be reconveyed to him or to his successor in interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

12. It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.

13. Surety bond need not be obtained from the individual as he is a permanent Government servant. The expenditure shall be debited to the Head of Account account "M.H. 7610 - Loans to Government Servants - M.H 201 House Building Advances - S.H (05) Loans to other officers."

14. The Housing (Claims) Department is requested to draw the first instalment amount of Rs 4,10,000/- (Four Lakhs Ten Thousand Only) sanctioned to him in para (i) above through his bank account E.Madhu Babu, A.S.O., Housing Department, bank, A/c No.110310100022179, Union Bank of India, AP SECRETARIAT BRANCH, IFSC CODE-UBIN0811033

15. This order does not require the concurrence of Finance (HR.5 - TFR & A&L AND EWF) Department as per rules in force.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri E.Madhu Babu, Assistant Section Officer, Housing Department,
The Pay & Accounts Officer, Andhra Pradesh, Ibrahimpatnam.
The Accountant General, Andhra Pradesh, Vijayawada.
The Deputy Pay & Accounts Officer, Secretariat Branch, Velagapudi,
The Housing (Claims) Department.
The Finance (HR.5 - TFR & A&L AND EWF) Department,
S.F. / SC

// FORWARDED :: BY ORDER//

SECTION OFFICER

Asst. Secretary to Govt. &
Drawing & Disbursing Officer,
Housing Department
A.P. Secretariat,
DDO Code No: 27001701017